

# Grant Closeout Report FY2017 City of Atlanta, Georgia Community- Wide Assessment Grant

Cooperative Agreement: BF-00D59517-0

June 30, 2021

Prepared for:  
City of Atlanta, Georgia



## EPA Brownfields FY 2017 Community-Wide Assessment Grant

Prepared for: City of Atlanta  
55 Trinity Avenue SW  
Atlanta, Georgia 30303



Document Name: Grant Closeout Report

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Project ID: Cooperative Agreement BF-00D59517-0



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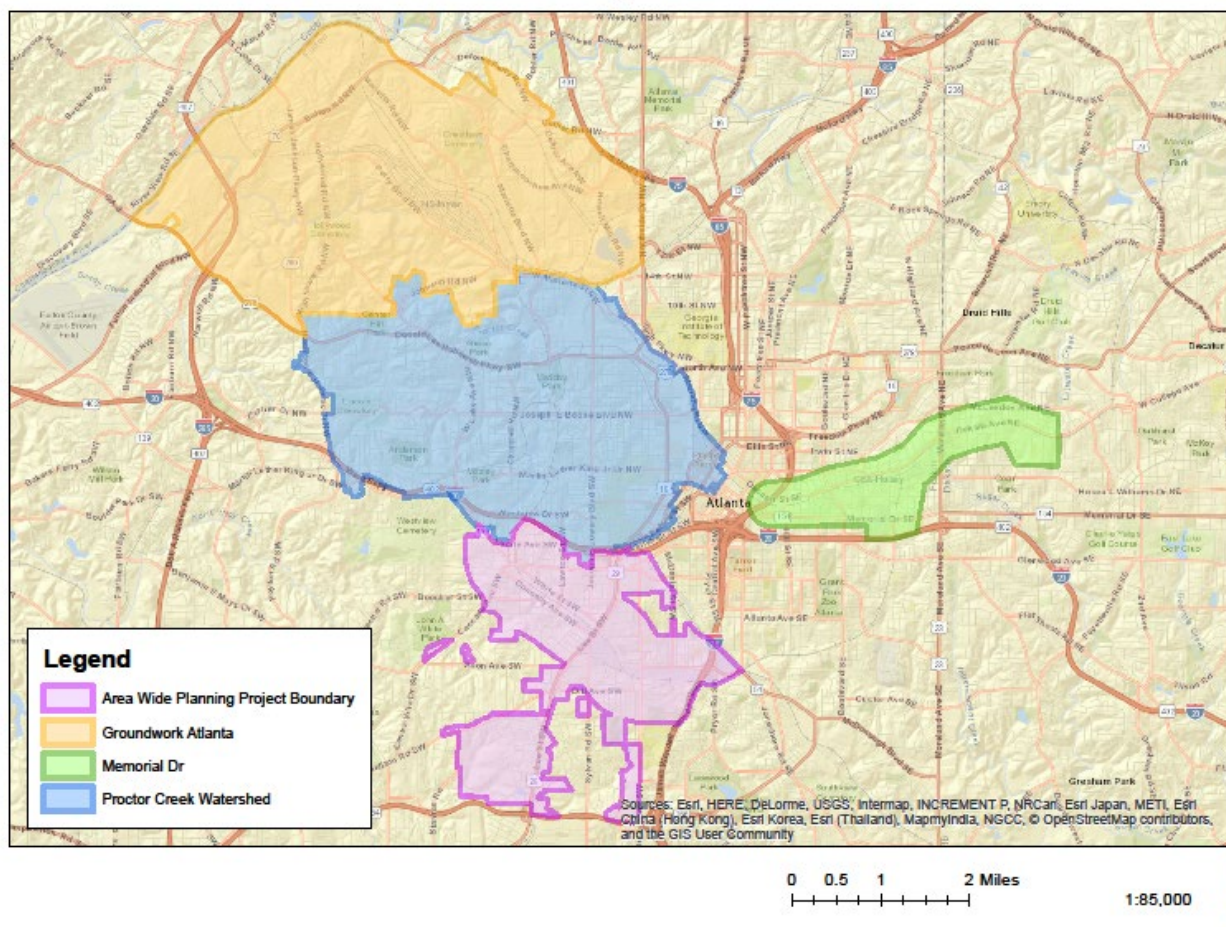
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# 1 Introduction

## 1.1 Community and Project Description

This report constitutes the Final Technical Cooperative Agreement Report for the City of Atlanta's (City) FY2017 EPA Brownfields Assessment Grant. The grant period was from October 1, 2017 to March 30, 2021. The goals of the City's Brownfield Program are: to improve the quality of life for area residents, to revitalize neighborhoods, and to increase the City's tax base. The City has worked to encourage sustainable redevelopment of brownfield sites; to protect human health and the environment; to support the retention and attraction of jobs; to maximize the effectiveness of its Brownfield Program through collaborative efforts; and to educate and engage with the community. The City's Brownfields Assessment grant focused on four Target Areas located along rail corridors: Groundwork Atlanta, Atlanta Area-Wide Plan area, Proctor Creek and Memorial Drive/DeKalb Avenue rail corridor. A map of the Brownfield Target Areas is provided below:

**Brownfield Target Communities**



**Groundwork Atlanta:** Groundwork Atlanta is a local “trust” developed in partnership with Groundwork USA, EPA, and the National Parks Service (NPS) that developed a vision for a more sustainable, equitable Northwest Atlanta. Proximity to the largest railroad hub in the Southeastern US and the Chattahoochee River led to major industrial uses in this priority project area. The Groundwork Atlanta Feasibility Study conducted in 2014 laid out a framework for improved health; increased access to jobs, job training, fresh food, and prosperity; enhanced access to quality open space; educational opportunities; sustained civic engagement, community pride and stewardship. The plan also called for developing community-based partnerships to promote environmental, economic, and social well-being. Groundwork has been an essential partner in this grant through community engagement support and site identification processes. Specifically, Groundwork and its partners directly led to the assessment of the Gun Club Park Road (ACRES #241495) and the 725 Lynhurst Drive (ACRES #243229). Additionally, a review of a Groundwork generated Brownfield inventory within the Groundwork Atlanta area was completed with over 50 brownfield sites identified and mapped.

**The Atlanta Area-Wide Plan (AWP) Area:** The AWP area covers a former rail-adjacent industrial area in SW Atlanta. The AWP Plan created a planning framework to advance economic development and job creation through the assessment, cleanup, and reuse of brownfields. The AWP, funded by EPA in 2011, recommends strategies to support the existing and potential commercial, industrial, residential, and greenspace opportunities. The plan’s redevelopment strategies addressed conditions of blight and included prioritized brownfield sites. The cleanup planning documents were completed for the new Trees Atlanta headquarters located at 825 Warner Street SW (ACRES #240317).

**Proctor Creek Watershed** in NW Atlanta is plagued with environmental and health issues such as illegal tire dumping, brownfields, impaired water quality, blighted sites, combined sewer/sanitary sewer overflows and pervasive flooding. Industrial uses are located along active and abandoned rail corridors. Portions of the Proctor Creek watershed were designated as a Promise Zone, Choice Neighborhoods and Urban Waters zones due to factors that include declining population, blight, poverty, unemployment, crime, distressed housing stock, limited commercial use, and lack of access to food and services, and issues of diminished water quality, is in this area. The City works with numerous community partners to determine reuse and redevelopment priorities that include developing new amenities without displacing longtime residents and improving public transportation, walkability, water quality, greenspace, public safety, and access to healthy food. These collaborative planning efforts also led to the identification and assessment of the Gun Club Park Road (ACRES #241495) site and the cleanup planning for the redevelopment of the former Simmons Plating Works (ACRES #244463) facility (adjacent to this Target Area). With the assistance from the Atlanta Beltline, Inc. (ABI), the identification and assessment of a 1.5-mile CSX Rail/Church Line corridor (ACRES #239584) was completed that bisects the southeast portion of the Proctor Creek Watershed.

**The Memorial Drive and DeKalb Avenue rail corridor** parallels an active freight line with multiple active and abandoned industrial uses. It has been a priority economic development corridor for over 10 years. The Imagine Memorial Plan seeks to redevelop vacant, auto oriented uses with more dense walkable developments. With the help of Invest Atlanta, this plan led to the identification and assessment of Block 6 of the Memorial Drive (ACRES #24459) located at the intersection of Memorial Drive and Connally Drive. Additionally, south of DeKalb Avenue, a key project for the City is the cleanup planning associated with the Pratt-Pullman Yard asbestos abatement project (ACRES #236190) located along Rogers Street.



The four tasks of the Assessment Grant project that were implemented over the course of the project are as such:

**TASK 1: Project Management and Reporting**

**TASK 2: Community Involvement/Engagement**

**TASK 3: Brownfields Site Identification and Assessment**

**TASK 4: Site Specific Clean Up Planning**

## **1.2 Project Goals**

The City of Atlanta was awarded \$300,000 in brownfields assessment funds for hazardous substances and petroleum contamination to perform community-wide hazardous substance and petroleum Phase I and Phase II Environmental Site Assessments (ESAs) and cleanup planning. As a part of the City's overall redevelopment strategy, following this initial stage the City planned to pursue Cleanup Grants or work with developers and non-profit agencies to facilitate loans or subgrants under its EPA Brownfield Revolving Loan Grant. More specifically, the goals of this project were to complete the following:

- Conduct Environmental Site Assessment activities (ESAs) at selected sites within the City. The workplan outlined that the following outputs were to be accomplished:
  - Ten (10) ASTM-AAI compliant Phase I ESAs;
  - One (1) Generic Quality Assurance Plan (QAPP);
  - Four (4) Site Specific Quality Assurance Project Plans (SSQAPPs);
  - Four (4) Phase II ESAs; and
  - Four (4) reuse plans.

## **1.3 Project Team and Responsibilities**

The City of Atlanta, a municipal government in Georgia, has extensive experience managing federal grants including several EPA Brownfields grants. This Assessment Grant was managed by the Office of Zoning and Development (OZD) in the Department of City Planning.

Jessica Lavandier, Assistant Director, continues to serve as the Brownfields Project Manager and the main point of contact with EPA staff. She is responsible for preparing required legislation, drafting scopes of work, evaluating proposals, selecting and managing consultants, finalizing the Community Involvement Plan (CIP), evaluating nominations for ESAs, reviewing assessments, writing quarterly reports, managing the grant budget, and staffing and managing the Brownfields Stakeholder Advisory Committee (BSAC). She manages the City's FY2009 EPA Brownfields Revolving Loan Fund (BRLF) program and also supported the management and closeout of the City's FY2013 EPA Brownfields Assessment Grant. She has twenty plus years of experience in planning including development of the Comprehensive Plan. She has a BA in Science and MA in City Planning.

The Department of Procurement was responsible for the procurement process and issued a Request for Proposals (RFP) for the Qualified Environmental Professional that conducted the tasks outlined in this Work Plan and the Cooperative Agreement. The Procurement process was fully consistent with federal procurement requirements, 2 C.F.R. 200 and USEPA's rule at 2 C.F.R. 1500. The solicitation was posted on their website <http://procurement.atlantaga.gov/> for at least two weeks. In addition, environmental firms were contacted to notify them of the opportunity to bid on the Request for Proposals. Jill Watkins, Procurement Officer in the Department of Procurement, with 5 years of

experience in this role, oversaw procurement activities. She was responsible for ensuring the procurement process meets all local, state, and federal procurement requirements, including the WBE/MBE goals.

Proposals were evaluated and scored by City Planning Department staff. After the review of the proposals, a recommendation of award was made and legislation to award the contract was placed on City Council agenda for approval. The procurement process and City Council awarded a contract to an environmental firm, Cardno, Inc., (Cardno), a Qualified Environmental Professional (QEP) firm.

The City's project team, Cardno, and the EPA Project Officer, Derek Street, collaborated effectively and efficiently in terms of determining site eligibility and reviewing the overall project progress. The City also worked collaboratively with the State Brownfields Program administered by the Georgia Department of Natural Resources (DNR) Environmental Protection Division (EPD). The City conducted all activities in adherence with the terms and conditions of the cooperative agreement and within the three-year grant period (plus a six month extension granted due to the COVID-19 pandemic). After the initial team meeting and in keeping with the terms and conditions/cooperative agreement, the determination was made to house all project documentation and files with the City and available for public review. The cooperative agreement records and files are maintained by the OZD.

#### **1.4 Measuring Environmental Results: Outputs and Outcomes**

Outputs are the deliverables for the project. The project outputs have been tracked in the Quarterly Reports, in the project files and in the EPA ACRES database. Outputs that have been tracked include:

- Number of Phase I ESAs completed
- Number of Phase II ESAs completed
- Number of community meetings held
- Number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans developed
- Timely reporting in accordance with terms of the Cooperative Agreement

Outcomes are the results of the project and have been tracked by the City's Planning Department. Outcomes tracked include:

- Number of acres redeveloped
- Number of jobs created
- Amount of funds leverages
- Amount of private investment

## 2 Project Task Descriptions

### 2.1 Project Management and Reporting

In accordance with EPA regulations 2 CFR Parts 200 and 1500 (specifically, 200.328 monitoring and reporting program performance), the City has submitted quarterly progress reports to the EPA Project Officer within thirty days after each reporting period throughout the lifespan of the project. Thirteen reports were submitted from December 2017 to December 2020 on a quarterly basis as described below. This Final Technical Agreement Report serves as the final quarterly report for the period from January 1 through March 31, 2021, and is inclusive of all work completed through the issuance of this report.

The reports were submitted to the EPA Project Officer, Derek Street and also posted on ACRES. These reports cover work status, work progress, difficulties encountered, financial expenditures, preliminary data results, anticipated activities and any changes of key personnel.

The City also submitted required federal reporting. Specifically, Disadvantaged Business Enterprise Reporting: Minority Business Enterprise/Women-owned Business Enterprise (MBE/WBE) reporting documents and federal financial reports were submitted annually in each year of the project.

### 2.2 Community Involvement

Community involvement has been the foremost consideration in the City's EPA FY017 Brownfields Community-wide Assessment grant project. Community engagement is the foundation of planning activities, which are undertaken by the City of Atlanta DCP-OZD. In the early stages of the project, a community involvement plan was drafted with input from partner organizations, including GroundWork Atlanta and Invest Atlanta, as well as the QEP and their community engagement subconsultant, Hummingbird. Information about the Brownfield Program is available at the following website: [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields)

Community engagement meetings were held with specific Neighborhood Planning Units (NPU) and organizations within the Target area to educate community members on brownfields and the role of the community in the project. The following meetings were conducted during the FY2017 EPA Assessment grant:

- Proctor Creek Stewardship Council – March 1, 2019
- NPO O Meeting - March 26, 2019
- NPU D Meeting - June 25, 2019
- NPU D Meeting – April 28, 2020
  - Focus on Paul Avenue (ACRES pending) cleanup project
- NPU O Meeting – July 28, 2020
  - Focus on Pratt-Pullman Yard (ACRES #236190) cleanup project update
- NPU M Meeting – December 14, 2020
  - Focus on Simmons Plating Works (ACRES #244463) cleanup project
- Castleberry Hill Neighborhood Association (CHNA) – January 18, 2021
  - Focus on Simmons Plating Works (ACRES #244463) cleanup project



The City Brownfield Project Manager, with assistance from Cardno, also coordinated individual meetings with the City of Atlanta Councilmembers (CM) within the Target Areas to further discuss brownfield activities and community outreach initiatives. Specifically, the brownfield team met with Council Members in the Target Areas: Carla Smith (District 1), Natalyn Mosby Archibong (District 5), Joyce Sheperd (District 12), Clela Winslow (District 4), and Dustin Hillis (District 9) during the course of the Assessment Grant to discuss Brownfield projects.

In addition, cleanup specific meetings were held on various projects that the Assessment grant assisted with on cleanup planning on behalf of the City's RLF grant. These include the following meetings:

- Pratt-Pullman Yard (ACRES #236190) asbestos and lead-based paint (LBP) abatement under the RLF – May 9, 2019
  - No public comments were received
- Paul Avenue (ACRES pending) soil removal project under the RLF – May 12, 2020
- Trees Atlanta (ACRES # 240317) headquarters soil removal project under RLF – October 26, 2020
- Simmons Plating Works (ACRES #244463) concrete removal project under RLF – January 7, 2021

City staff works closely with the Brownfield Stakeholder Advisory Committee (BSAC), a 50-member board with government, brownfield professionals, community, and non-profit representatives. The BSAC includes community members from each Target Area as their input is essential in informing redevelopment plans that best fits the needs of each community. Advisors from non-profit, government, and business are necessary to ensure that projects are sound, achievable and create the desired outcomes. The networks of BSAC members help us reach deeper in the community. The BSAC meetings are about held twice per year to provide information about the program, solicit feedback and assist with disseminating program information; however, due to Covid-19 only three meetings were held. Specifically, meetings were held on September 19, 2018, July 23, 2019, and October 15, 2020.

The City's Brownfields Project Manager has also coordinated with NPU and community partners, such as Groundwork Atlanta, to identify potential future uses for brownfield properties. These efforts have been informed by feedback solicited from community members at public meetings. This information has been used to determine priority sites for developing cleanup plans based on the potential for future use and the contaminants identified as part of the assessment activities. The Brownfield Project Manager with City staff in cooperation with community partners have established valuable relationships with interested developers. Project properties have been deemed suitable for the desired reuse based on contamination present and the developer's goals. Brownfield assessments and cleanup/reuse plans have been able to move forward as a result of this grant and related improvements and investments necessary to advance sustainable and equitable revitalization are moving forward.

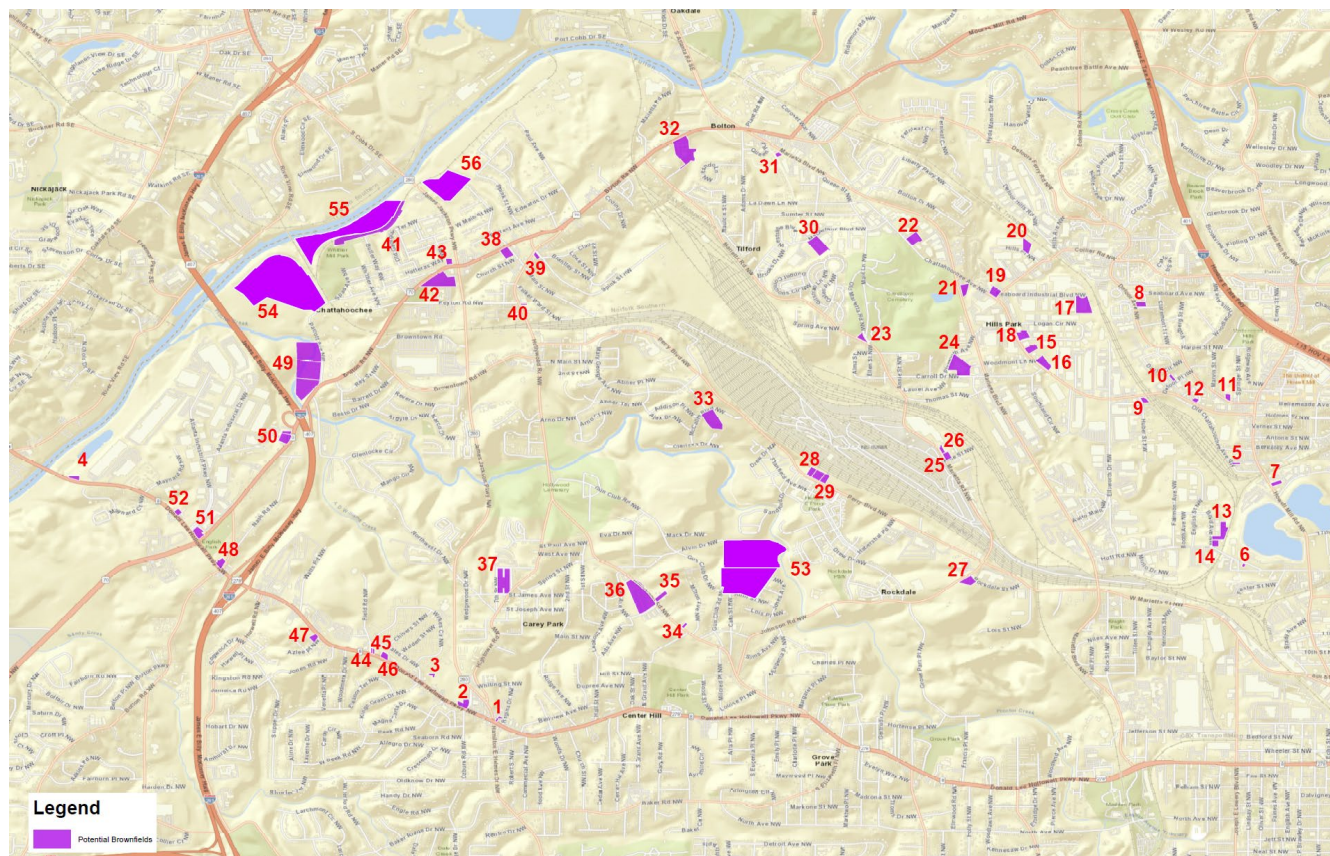
## **2.3 BROWNFIELDS SITE IDENTIFICATION AND ASSESSMENTS**

The objective of this task is to identify suitable properties and conduct assessments of hazardous substance and petroleum contaminated brownfield properties to promote redevelopment for industrial, commercial uses and for the creation and preservation of greenspace. Applications for assessments were evaluated based on: if they were located in a Target Areas, they meet the definition of a brownfield, previous use of the site, a signed site access agreement, the

redevelopment time frame, the proposed use of the site and the leveraging of brownfield funds. The applicant submitted an application for an Environmental Site Assessment (ESA) and the property owner provided a signed access agreement. Upon identification and selection of eligible sites for assessment, the City and the selected consultant, Cardno, collaborated with the brownfield project team to develop an appropriate, site-specific scope of assessment.

If additional assessment efforts were necessary to properly characterize a site for cleanup and redevelopment, a site-specific scope of work was developed based on several factors including, but not limited to: 1) the recognized environmental conditions identified in the Phase I ESA; 2) the proposed end use of the property; 3) development and constructability issues; 4) future owner and lender concerns; and 5) measuring site-specific parameters useful in developing remedial strategies. When appropriate, guidance was sought from the Georgia Environmental Protection Division (EPD) Brownfield Program and/or USEPA Region 4.

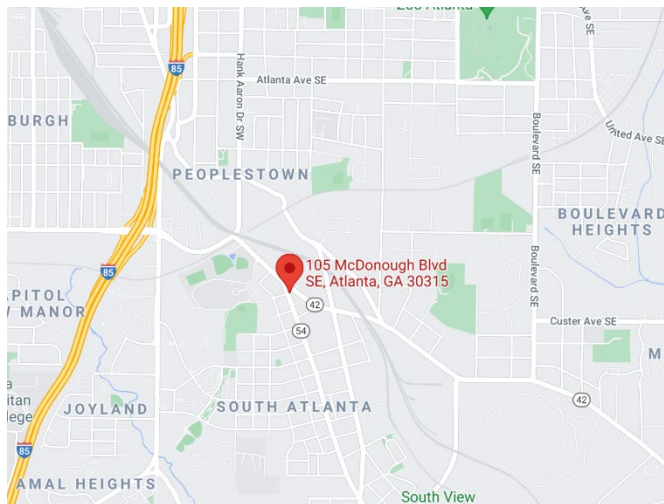
To help with brownfield identification, City of Atlanta and Cardno was requested to review and update a brownfield inventory developed by Groundworks Atlanta for the Groundwork Atlanta Target Area. The inventory initially included approximately 257 parcels with the focus area of potential brownfield sites based on City of Atlanta Land Use Codes for industrial and commercial properties. Cardno completed a windshield survey of the focus area on January 8, 2021, and determined most of the sites listed were vacant or undeveloped with no visual evidence of potential environmental contamination. Therefore, only 22 of the listed sites were identified as potential brownfield properties, and an additional 30 sites were identified by Cardno separate from the inventory. In summary, 52 sites were identified as potential brownfields within the Groundworks Atlanta Target Area. Cardno developed an inventory and a GIS based map with the brownfield site locations. The map is located below:





The following is a list of sites identified and assessed during the City's FY2017 EPA Brownfield Community-wide Assessment grant.

**ACRES #238666 - 105 McDonough, Supplemental Assessment (UST removal)**



In 2018, Focused Community Strategies (FCS) acquired this vacant gas station to redevelop it into a new restaurant and community meeting space. FCS purchased the property in May 2018 for \$337,500 knowing it had environmental issues to address. The City's assessment, including the removal of underground storage tanks (USTs) to completely assess possible contamination, was critical first step in the redevelopment. The site is at a prominent intersection in the historic South Atlanta neighborhood. Across the street, FCS owns and operates a neighborhood grocery store (Carver Market) and a coffee shop (Community Grounds). It is also a tenth of a mile from the Southside BeltLine Trail. FCS estimates their

redevelopment investment to be over \$500,000. They also anticipate 10 temporary (construction) jobs and potentially 15 permanent jobs resulting from the redevelopment of the property into a restaurant. Former Use: 105 McDonough Boulevard historically was a gas station from 1958 to 2008 when it was vacated. A convenience store operated on the site after the gas station was closed. Council member Smith held a well-attended "ground breaking event" with speakers from EPA, Invest Atlanta, FCS, NPU Y and South Atlanta neighborhood.



Two 4,000-gallon gasoline USTs, one 2,000-gallon gasoline UST, and two product dispensers were removed. During the removal, soil samples were collected to assess the underlying condition, and identified petroleum impacts associated with the historic gas station. The site is currently under the management of the Georgia EPD Underground Storage Tank Management Program (USTMP) to further remediate the petroleum impacts.

Total funds expended for this site: \$59,250.



**ACRES No. 243229 – 725 Lynhurst Drive SW, Phase I Environmental Site Assessment (ESA)**

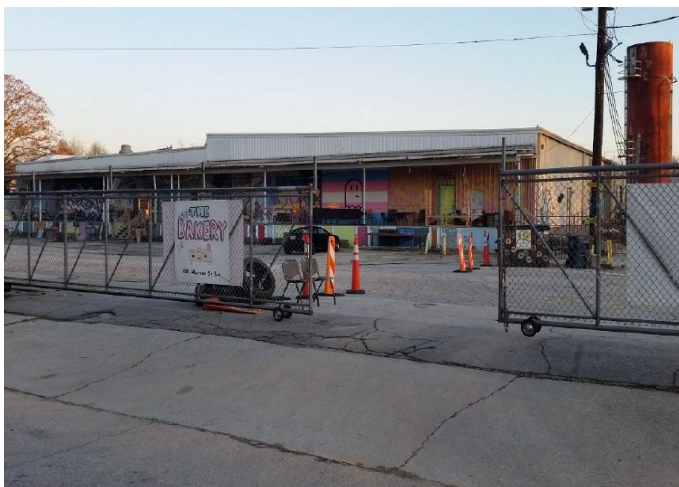
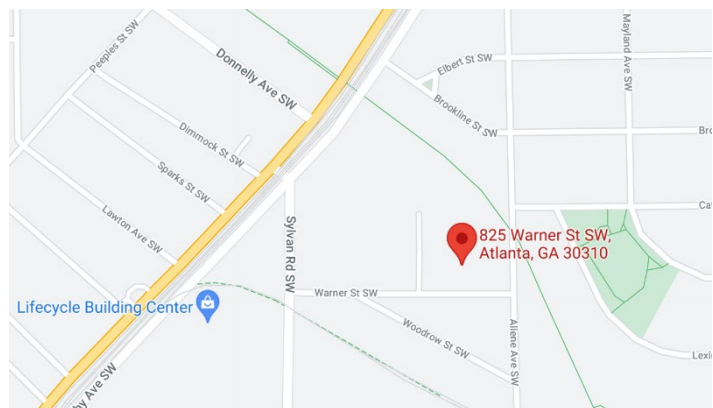


This facility was identified and assessed on behalf of the Groundworks Atlanta. A former residential property adjacent West Manor Park and near Jeans Childs Young Middle School, it is currently vacant lot. Groundwork Atlanta plans to redevelop the property as a community garden as part of its AgLanta Grows-a-Lot program. The Phase I determined that no further action is recommended at this time. Atlanta Public Schools in conjunction with Earthgang held a ground breaking and fundraiser for the garden on April 22, 2021.

Total funds expended for this site: \$3,400.

**ACRES No. 240317 – Trees Atlanta headquarters, 825 Warner Street SW, Cleanup Planning**

The facility, located in the Atlanta Area Wide, occupies approximately 2.9 acres and is comprised of one parcel bordered to the south by Warner Street SW, Allene Avenue SW to the east, a large vacant industrial property to the west and a large records and archive building to the north. The site is developed with one single-story, square shaped, approximately 23,000 square feet warehouse space, with the remaining areas asphalt parking.



Site is currently occupied by "The Bakery." Historically, it was developed as early as 1927 as a structural and ornamental steel company. Previous investigations identified lead in soil in six locations above the Georgia EPD Notification Concentrations (NCs), with an estimated 630 cubic yards (CY) of soil required to be removed.

Trees Atlanta acquired the property in July 2019, and will redevelop the property as their new headquarters with office space, tree nursery, training center, and storage. The cleanup will be funded with a subaward from RLF grant. To assist with the development, the

Assessment Grant funded the development of cleanup documents, including a QAPP and ABCA, and community engagement activities. Information about this project is posted at the following weblink:

<https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/brownfield-program/warner-avenue-trees-atlanta>

Total funds expended for this site: \$13,573.



## ACRES No. 239584 – Beltline Westside Greenway, Phase II ESA

The Beltline Westside Greenway, also known as the “Church Line” is a former railroad corridor located in a mix of industrial, commercial and residential development northwest of downtown Atlanta, in the Proctor Creek Target Area. Specifically, the Westside Greenway stretches along the historic Bankhead, English Avenue, and Vine City communities between Jefferson Street NW and Joseph E. Boone Boulevard NW.

Historically, the surrounding area has been residential with interspersed industrial development as early as the 1890s. Observations made during this assessment indicated numerous nearby and/or adjacent historically industrial facilities, automotive repair shops, residential developments, gasoline filling stations and construction salvage yards. The City of Atlanta purchased this 1.5 miles of CSX rail corridor in August 2018 for a future pedestrian and bike trail. Atlanta Beltline Inc. (ABI) had a Phase I Environmental Site Assessment (ESA) completed in May 2018, which covered over 40 parcels and approximately 31 acres in the corridor (depicted to the right).



The Path Foundation in partnership with ABI planned to build a multi-use trail connecting the newly opened Proctor Creek Greenway at the Bankhead MARTA train station to points south in the English Avenue, Vine City and Downtown neighborhoods. It is a lynchpin in the planned network of 33 miles of trails connecting the BeltLine and PATH's Comet Trail. This will make one the longest continuous paved trails in the U.S. (105 miles). This segment of trail will also traverse through neighborhoods in the priority brownfield area, Proctor Creek Watershed.

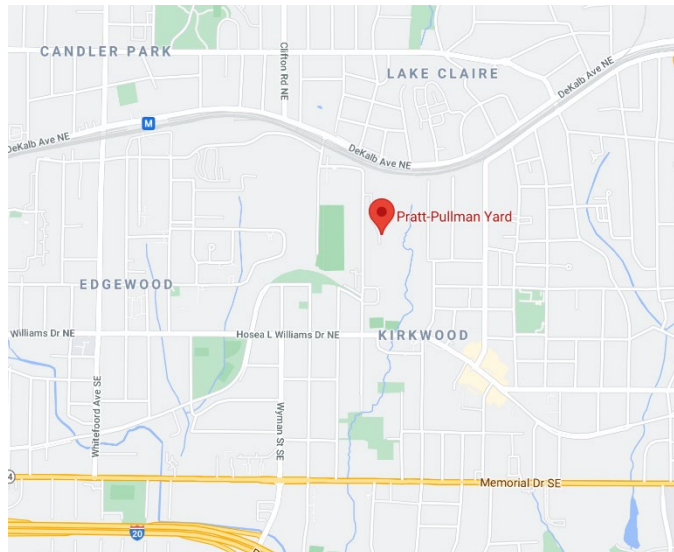
A Phase II ESA was completed in which 46 soil borings and 11 monitoring wells were installed. Minor impacts were identified in the shallow soil, and no groundwater impacts. The soil impacts were managed by ABI under the Georgia EPD Brownfield Program. The walking and biking trail was completed in March 2021.

Total funds expended for this site: \$103,350.



### ACRES No. 236190 - Former Pratt-Pullman Yard, Cleanup Planning

Located along a rail corridor between two MARTA stations, the 27-acre Pratt-Pullman Yard includes 11 buildings, totaling 153,000 square feet, and is in a historic district in the Kirkwood neighborhood. Historically the facility originally operated as Pratt Engineering, a chemical testing facility, and later on to repair Pullman railcars. In the 1980s it was maintained by the Georgia Building Authority for storage until it was acquired by Atomic Entertainment Development, LLC (Atomic) in 2017. Previous investigations identified lead and arsenic soil impacts in over eight locations and asbestos/lead-based paint throughout all the buildings.



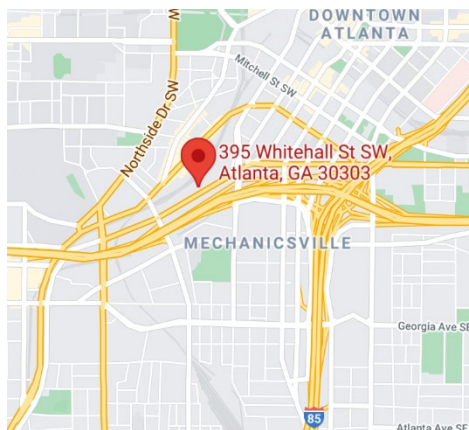
Atomic Entertainment obtained Brownfield Cleanup Revolving Loan Fund loans from the City of Atlanta and DeKalb County to help cover the estimated \$1 to \$2 million cleanup costs to remove lead-based paint, asbestos, and contaminated soil. Atomic estimates that the total redevelopment costs will approach \$125 million, with over 100 jobs created.

The asbestos and lead-based paint abatement will be funded with a loan from Atlanta's RLF grant. To assist with the development, the Assessment Grant funded the development of cleanup documents, including an

Abatement Design, bidding documents to obtain a qualified abatement firm, QAPP, ABCA, and community engagement activities and review by the State Historic Preservation Office. Information about this project is posted at <https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/brownfield-program/pullman-yard>

Total funds expended for this site: \$45,500.

### ACRES No. 244463 - Former Simmons Plating Works, Cleanup Planning



Simmons Plating Works is located at 395 and 409 Whitehall Street and operated from the 1950s until 2002, with a primary focus on zinc, nickel, and chromium plating. It was developed with an L-shaped building divided into warehouse/product storage and plating areas. The portion of building footprint located at the subject property's northeast corner contained the plating operations, and was installed with a plating pit with tanks and vats containing plating chemicals, and trench drains. Simmons Plating Works vacated the subject property in 2002.

Based on previous investigations and on-site storage of hazardous materials, the facility was entered into the Georgia

EPD Hazardous Site Inventory (HSI), the state superfund program. Site investigations from 2003-2015 identified metal impacted soil down to 30 feet deep. The property was acquired by the Eagle Environmental Construction (EEC) and proposed to develop 13,600 square foot 9/10 level residential apartment complex with three levels of underground parking.

The removal of the concrete and asphalt to access the impacted soil will be funded with a loan from Atlanta's RLF grant. To assist with the development, the Assessment Grant funded the development of cleanup documents, including a QAPP and ABCA, and community engagement activities. Information about this project is posted at <https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/brownfield-program/whitehall-street>



Total funds expended for this site: \$4,500.

#### ACRES No. 241495 – Gun Club Road Park, Phase I ESA



The former Gun Club park facility is located within the Groundwork Target Area and it is approximately four miles northwest of its downtown. The Subject Property is comprised of vacant, wooded land (as generally depicted in Figure 2) and consists of two parcels. The southern parcel (Tract 2) is 18.8 acres and the Tax ID is 170226LL0011. The northern second parcel (Tract 1) is 25.3 acres and the Tax ID is 170227LL0028.

Historically the facility operated as a gun club with shooting ranges as early as 1928 until approximately 1957 (1950s aerial photograph depicted to the right). It then operated as a City of Atlanta park, known as the Gun Club Park, until the 1980s when it was abandoned. The Phase I ESA identified the historic gun club as a potential recognized environmental concern (REC) and recommended a Phase II ESA. Groundwork Atlanta and

The Trust for Public Land are partnering with the City of Atlanta to re-open the park for public use.

Total funds expended for this site: \$3,900.



## ACRES No. 244459- Memorial Drive Greenway, Phase II ESAs



The Memorial Drive Greenway plan includes the redevelopment of lock 6 at the intersection of Memorial Drive and Connally Drive, specifically at 196 and 208 Memorial Dr. and 196 Connally St and are located in the Memorial Target Area. Comprising three parcels and totaling approximately 0.62 acres, this facility is currently developed with three commercial buildings that are vacant and a dilapidated residential structure. Historically, the Subject Site consisted of single-family residential properties until the commercial buildings were constructed starting in the 1940s,

including a gas station from the 1950s to late 1970s. Additional operations include an office building, restaurant, and an auto repair until the late 2010s when it was vacated. Previous investigations conducted on the site identified minor groundwater impacts from trichloroethylene (TCE).

In order to prepare the site for redevelopment as a greenway, a Phase II ESA was completed for Invest Atlanta in which the previous investigations were verified with additional soil and groundwater sampling. The results identified minor groundwater impacts, which were requested to be reported to GAEPD; however, no cleanup is necessary.

Total funds expended for this site: \$24,900.



## **2.4 Site-Specific Cleanup Planning and Institutional Controls**

As discussed above, the City of Atlanta prepared cleanup documents associated with the following facilities to assist with the requirements of its Revolving Loan Fund (RLF) grant program:

### ACRES No. 240317 – Trees Atlanta headquarters, 825 Warner Street SW, Cleanup Planning

A draft Analysis of Brownfields Cleanup Alternatives (ABCA) and Quality Assurance Project Plan (QAPP) were developed under the Assessment grant and are currently under review by EPA prior to cleanup activities anticipated to occur in Q2-Q3 2021. The draft cleanup documents were also made available during public engagement meetings in October 2020 and on the City of Atlanta Brownfield website: <https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/brownfield-program/warner-avenue-trees-atlanta>. To date no public comments have been received.

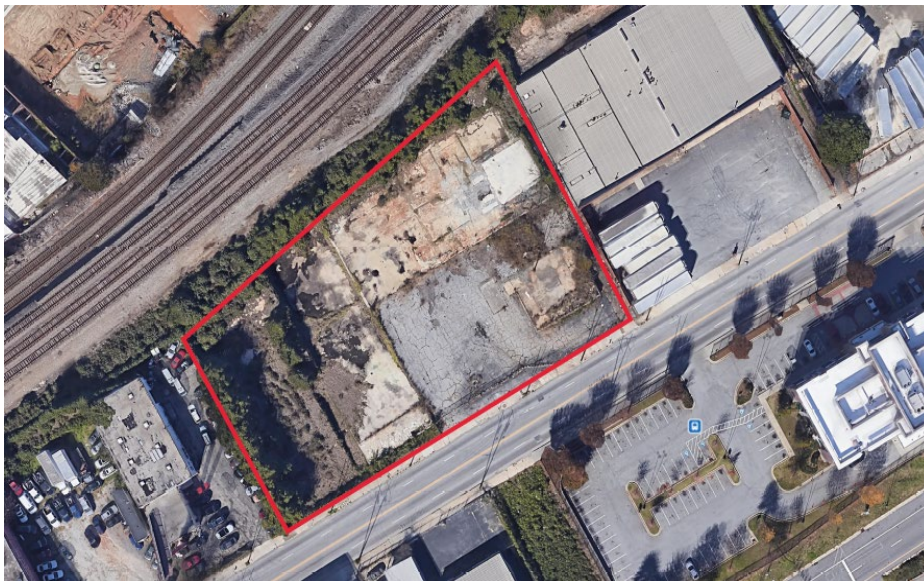
**ACRES No. 236190 - Former Pratt-Pullman Yard, Cleanup Planning**



To assist with the environmental abatement of asbestos and lead-based paint, the Assessment Grant funded the development of cleanup documents, including an Abatement Design, bidding documents to obtain a qualified abatement firm, QAPP, ABCA, and community engagement activities. The Abatement Design was used to develop bidding documents, and a qualified abatement firm was selected by the owner, Atomic. The ABCA and QAPP were made available during public comment and approved by EPA in August 2019.

Cleanup activities began in June 2020, and are anticipated to be complete in Q2 2021.

**ACRES No. 244463 - Former Simmons Plating Works, Cleanup Planning**



A draft ABCA and QAPP were developed under the Assessment grant and are currently under review by EPA prior to cleanup activities anticipated to occur in Q2-Q3 2021. The draft cleanup documents were also made available during public engagement meetings in December and January 2020 and on the City of Atlanta Brownfield website:

<https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/brownfield-program/whitehall-street>. To date no public comments have been received.

The City also instituted as necessary institutional controls, such as administrative or legal mechanisms, to help minimize the potential for human exposure to contamination or protect the integrity of a remedy. While it is the City's and EPA's desire to see every site cleaned up to a level that allows for unlimited use and unrestricted exposure, the City acknowledges that this may not be practical in all cases. The City did not determine that institutional controls were necessary at any of the sites assessed under this project.





### 3 Budget

Below is the project budget put forth in the original workplan submitted to EPA in June 2017.

Hazardous Substances					
Budget Categories	Project Tasks				
(Programmatic costs only)	Task 1 Project Management and Reporting	Task 2 Community Involvement/Engagement	Task 3 Brownfields Site Identification and Assessments	Task 4 Cleanup Planning	Total
Personnel					
Fringe Benefits					
Travel		\$4,000			\$4,000
Equipment					
Supplies		\$1,300			\$1,300
Contractual	\$11,000	\$11,000	\$152,700	\$20,000	\$194,700
Other – specify					
<b>Total</b>	<b>\$11,000</b>	<b>\$15,300</b>	<b>\$152,700</b>	<b>\$20,000</b>	<b>\$200,000</b>

Petroleum Substances					
Budget Categories	Project Tasks				
(Programmatic costs only)	Task 1 Project Management and Reporting	Task 2 Community Involvement/Engagement	Task 3 Brownfields Site Identification and Assessments	Task 4 Cleanup Planning	Total
Personnel					
Fringe Benefits					
Travel		\$2,000			\$2,000
Equipment					
Supplies		\$700			\$700
Contractual	\$4,000	\$4,000	\$79,300	\$10,000	\$97,300
Other – specify					
<b>Total</b>	<b>\$4,000</b>	<b>\$6,700</b>	<b>\$79,300</b>	<b>\$10,000</b>	<b>\$100,000</b>

Since the issuance of the work plan, the City requested five budget modifications in April 2019, July 2019, November 2019, January 2020 and March 2021. These budget modifications were primarily to move funds from Task 2: Community Engagement and Task 3: Brownfield Site Identification and Assessment to Task 4: Cleanup Planning to fund the cleanup documents associated with various RLF cleanup projects, including Pratt-Pullman Yard, Trees Atlanta, and Former Simmons Plating Works





projects. Additionally, \$3,000 was spent of the City's travel funds to reimburse The Conservation Fund (TCF) and their Georgia EPD Brownfield Application cost (listed as Other in the below table).

With the cancellation of conferences, \$718 in hazardous travel funds were reallocated to Supplies in March 2021. All five budget modifications were submitted to EPA Project Officer, Derek Street, for review and received subsequent approval.

Below is the final project budget approved by EPA in March 2021.

Hazardous Substances					
Budget Categories	Project Tasks				
(Programmatic costs only)	Task 1 Project Management and Reporting	Task 2 Community Involvement/Engagement	Task 3 Brownfields Site Identification and Assessments	Task 4 Cleanup Planning	Total
Personnel					
Fringe Benefits					
Travel		\$1,581.60			\$1,581.60
Equipment					
Supplies		\$718.40			\$718.40
Contractual	\$10,000	\$8,000	\$122,200	\$54,500	\$194,700
Other – specify*				\$3,000	\$3,000
<b>Total</b>	<b>\$10,000</b>	<b>\$10,296</b>	<b>\$122,000</b>	<b>\$57,500</b>	<b>\$200,000</b>

\*\$3,000 for the PPCAP application for the Paul Avenue property

Petroleum Substances					
Budget Categories	Project Tasks				
(Programmatic costs only)	Task 1 Project Management and Reporting	Task 2 Community Involvement/Engagement	Task 3 Brownfields Site Identification and Assessments	Task 4 Cleanup Planning	Total
Personnel					
Fringe Benefits					
Travel		\$2,000			\$2,000
Equipment					
Supplies		\$700			\$700
Contractual	\$3,000	\$3,000	\$91,300	\$0	\$97,300
Other – specify					
<b>Total</b>	<b>\$3,000</b>	<b>\$5,700</b>	<b>\$79,300</b>	<b>\$0</b>	<b>\$100,000</b>



A summary of the final budget expended through April 21, 2021 is listed below, and also services as the Quarterly Report #14 budget.

<b>Final Budget (Q1 2021) – Revised 3/15/21</b>					
<b>Budget Categories</b>	<b>Current Approved Budget</b>	<b>Costs Incurred Previously</b>	<b>Costs Incurred this Quarter</b>	<b>Costs Incurred to Date</b>	<b>Total Remaining Funds</b>
<b>Hazardous</b>					
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$1,581.60	\$1,581.60	\$0.00	\$1,581.60	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$718.40	\$0.00	\$718.40	\$718.40	\$0.00
Contractual	\$194,700.00	\$188,362.27	\$6,337.73	\$194,700.00	\$0.00
Other	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00
<b>Hazardous Subtotal</b>	<b>\$200,000.00</b>	<b>\$192,943.87</b>	<b>\$7,056.13</b>	<b>\$200,000.00</b>	<b>\$0.00</b>
<b>Petroleum</b>					
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$700.00	\$0.00	\$191.83	\$191.83	\$508.17
Contractual	\$97,300.00	\$94,026.19	\$3,273.81	\$97,300.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Petroleum Subtotal</b>	<b>\$100,000.00</b>	<b>\$96,026.19</b>	<b>\$3,465.64</b>	<b>\$99,491.83</b>	<b>\$508.17</b>
<b>Project Totals</b>					
Direct Charges	\$299,491.83				
Indirect Costs	\$0.00				
Total (Share: recipient 0%; Federal 100%)	\$299,491.83				
Total Approved Assistance Amount	\$300,000.00				
Program Income	\$0.00				
Total EPA award amount approved	\$300,000.00				
Total funds remaining	\$508.17				
Drawdown total to date	\$299,491.83				

A final EPA form Federal Financial Report (FFR) SF425 is attached.

Per the cooperative agreement, the Minority-owned Business Enterprise (MBE) and Women-owned Business Enterprise (WBE) goals for the grant project are 4% per category. To date, the combined



MBE/WBE percentage of existing budget dollars expended is approximately 28%. A copy of the final EPA form 5700\_52A with the MBE/WBE utilization is attached.



## 4 Project Outcomes and Accomplishments

The City of Atlanta has been particularly successful in leveraging its FY2017 Community-wide Brownfields Assessment Grant project into benefits for the community. The project benefits derived were significant and the results reflect the projects goals.

During this brownfield grant project, six sites were assessed. More than 75 acres across the City have been assessed with two Phase I Environmental Site Assessments (ESAs), two Phase II ESAs, one UST removal (supplemental assessment), Brownfield identification of over 50 sites within the Groundwork Atlanta area, three cleanup planning projects, 11 community engagement meetings, and three BSAC meetings. Moreover, 83% of project funds were applied to assessment or cleanup planning activities.

Additionally, as a result of this grant project, cleanup planning was completed for three sites. These sites include the former Pratty-Pullman Yards, the former Simmons Plating Works and the future Trees Atlanta headquarters site located at 825 Warner Street SW. Redevelopment at these sites will result in the successful fund leveraging and investment totaling more than \$137 million. Further, these redevelopment efforts will bring an excess of 150 jobs to the communities in which they are located and will result in positive outcomes in environmental justice efforts within the City of Atlanta.

## 5 Lessons Learned and Next Steps

While the achievements of the project are concrete and the value to the community is significant, the City recognizes that more work is needed to alleviate joblessness, blight, disinvestment and poverty in the City and to achieve environmental justice for all members of our community. In order to achieve this and meet more project goals, further assessment and possible cleanup is necessary. With this grant, more projects moved from assessment to remediation than in the past. Assessment Grant funding was re-budgeted to allow for more cleanup planning to complete the programmatic requirements for projects obtaining a Brownfield Revolving Loan fund subaward or loan.

In addition, the City requires further planning efforts to ensure that positive reuse and redevelopment is achieved once these properties are assessed. Future market-based economic analysis of the highest and best use would help guide redevelopment strategies within the City. This may include such considerations as brownfields-related market analysis and reuse plans to assess adequacy of city ordinances, assessment of infrastructure improvements needed to support the Brownfield area revitalization, coordination and alignment with other planning efforts, or other considerations.

Based on the success of this 2017 project and the level of interest generated amongst members of the community, the City of Atlanta, in October 2019, applied for a FY20 EPA Brownfields assessment grant which was awarded in May 2020 with a focus on the Proctor Creek Watershed, Groundwork Atlanta Area, and Jonesboro road corridor. The City requires further planning efforts to ensure that positive reuse and redevelopment is achieved once these properties are assessed.

This grant is currently being bid out to a QEP, with assessment activities anticipated to begin in Q3 2021.



## 6 Quarterly Report #14: January 2021- March 31, 2021

As this report constitutes quarterly report #14 and the final quarterly report of the City's 2017 Assessment project. The following is a summary of activities conducted from January 1, 2021 through March 31, 2021.

### Task 1 – Project Management and Reporting

- A quarterly report for the previous period was submitted to EPA in January 2021.
- A drawdown of \$13,169.77 was made in April 21. A drawdown of \$1,230 was made on June 21. A final drawdown of \$8,188.43 was made on June 28. All of the invoices have been paid.

### Task 2 – Community Involvement and Engagement

- City of Atlanta and Cardno staff held a community engagement meeting on January 7, 2021 specifically to discuss the Simmons Plating Works (ACRES #244463) cleanup project. Over 40 members of the community, including regulators, City staff, and EEC staff, attended the presentation.
- City and Cardno staff met with Castleberry Hill Neighborhood Association (CHNA) on January 18, 2021 to discuss the cleanup planning associated with the Simmons Plating Works (ACRES #244463) cleanup project.

### Task 3 – Site Inventory and Characterization

- A brownfield site inventory of the Groundworks Atlanta area in northwest Atlanta was provided by Groundworks, and was be field verified in Q4 2020 and updated to support site selection in the City of Atlanta's FY2020 Assessment Grant. An updated inventory was provided this quarter.

### Task 4 –Site-specific Cleanup and Redevelopment Planning

- The City of Atlanta is working with The Conservation Fund on the cleanup of 0 Paul Avenue in NW Atlanta. The parcel will be part of a 10-acre park that will provide access to the Chattahoochee River. A final QAPP was submitted to EPA and provided conditional approval. A Land disturbance permit was submitted to the Office of Buildings. The schedule for the cleanup is still pending.
- Draft cleanup documents (ABCA and QAPP) have been submitted to EPA this quarter for the cleanup of metals and cyanide at the former Simmons Metal Plating facility at 395 and 409 Whitehall Street, Atlanta, GA. Cleanup documents are funded by the Assessment Grant, but will support the cleanup under an RLF loan.
- Draft cleanup documents (ABCA and QAPP) of the soil cleanup at the Trees Atlanta facility located at 825 Warner Avenue SW have been submitted to EPA for review. Cleanup documents are funded by the Assessment Grant, but will support the cleanup under an RLF sub-grant.

### **Budget**

The quarterly report budget is provided in Section 3.

### **Deliverables**

- The 13<sup>th</sup> quarterly report was prepared and submitted in January 2021.
- Brownfield Inventory for the Groundworks Atlanta area



### Assessment, Cleanup, and Redevelopment Exchange System (ACRES)

- Necessary updates for activities completed in the last quarter have been made in the ACRES system.

### Projected Project Activities for Next Quarter

The brownfields project will be closed out and a final Technical Cooperative Agreement Report is to be issued in June 2021.



## Appendices

- A ACRES summary report
- B Final ASAP drawdown confirmation
- C EPA Form FFR SF425
- D EPA Form 5700\_52A

## **Appendix A**

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# **ACRES Summary Report**

# Cooperative Agreement (CA) Detail for City of Atlanta

**PLEASE NOTE:** Information shown is the most current in ACRES and may include draft and approved data

## Basic Info

ACRES CA ID:	BF 00D59517
State:	GA
CA Type:	Assessment
Announcement Year:	FY17

## Dates & Statuses

Award Date:	09/07/2017
Initial Project Period:	10/01/2017 to 09/30/2020
Current POP End Date:	
Status:	<span style="color: green;">●</span> Open

## Funding

Funding Source:	Regionally Funded
Total Funded:	\$300,000.00
Funding Type:	Hazardous,Petroleum

## Actions

- [View CA Fact Sheet](#)
- [View CA Submission Archive](#)





## CA Contact

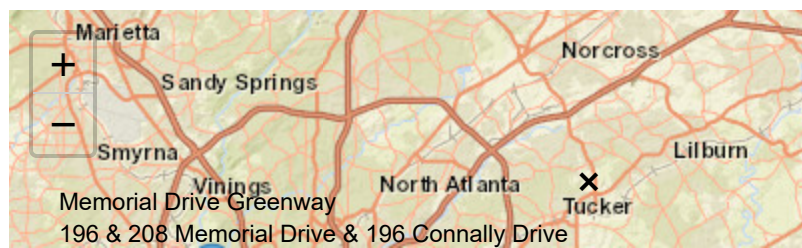
Primary Reviewer/Contact: 	Street, Derek EPA Regional Brownfields Team <a href="mailto:street.derek@epa.gov">street.derek@epa.gov</a> 404-562-8574
---	---

## Pre-POP Authorization

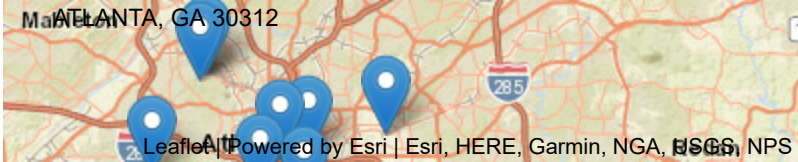
*This CA does not have Pre-POP authorization*

## Properties Addressed by this Cooperative Agreement

Property Name 	Action 	Status 	Current Owner 
<a href="#">105 McDonough</a>	<a href="#">Enter data</a>	Approved	None
<a href="#">725 Lynhurst Dr</a>	<a href="#">Enter data</a>	Approved	None
<a href="#">825 Warner Street SW</a>	<a href="#">Enter data</a>	Approved	None
<a href="#">BeltLine Westside Greenway Phase II</a>	<a href="#">Enter data</a>	Approved	None
<a href="#">Former Pullman Yard</a>	<a href="#">Enter data</a>	Approved	None
<a href="#">Former Simmons Plating Works</a>	<a href="#">Enter data</a>	Approved	None
<a href="#">Gun Club Road Park</a>	<a href="#">Enter data</a>	Approved	None
<a href="#">Memorial Drive Greenway</a>	<a href="#">Enter data</a>	Approved	None





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## Assessment Activities ?

### Leveraged Funding: ?

\$0

### Total Funding:

\$249,800

#### NOTE:

Funding marked for deletion not included in totals

Property Name	Actions	EPA Funding	Leveraged Funding	Completion Date	Activity	Status
105 McDonough	<a href="#">Enter data</a>	\$59,250	\$0	03/01/2019	Supplemental Assessment	Approved
725 Lynhurst Dr	<a href="#">Enter data</a>	\$3,400	\$0	07/01/2020	Phase I Environmental Assessment	Approved
825 Warner Street SW	<a href="#">Enter data</a>	\$5,000	\$0		Cleanup Planning	Approved
BeltLine Westside Greenway Phase II	<a href="#">Enter data</a>	\$0	\$0	03/20/2019	Supplemental Assessment	Approved
BeltLine Westside Greenway Phase II	<a href="#">Enter data</a>	\$103,350	\$0	05/17/2019	Phase II Environmental Assessment	Approved
BeltLine Westside Greenway Phase II	<a href="#">Enter data</a>	\$0	\$0	05/17/2019	Phase II Environmental Assessment	Approved
Former Pullman Yard	<a href="#">Enter data</a>	\$45,500	\$0	11/15/2019	Cleanup Planning	Approved
Former Simmons Plating Works	<a href="#">Enter data</a>	\$4,500	\$0		Cleanup Planning	Approved
Gun Club Road Park	<a href="#">Enter data</a>	\$3,900	\$0	01/17/2020	Phase I Environmental Assessment	Approved
Memorial Drive Greenway	<a href="#">Enter data</a>	\$24,900	\$0	12/09/2019	Phase II Environmental Assessment	Approved

[Jump to top](#)

## Cleanup Activities ?

### Cleanup Jobs Leveraged:

0

### Leveraged Funding: ?

\$0

#### NOTE:

Funding marked for deletion not included in totals

Property Name	Actions	EPA Funding	Leveraged Funding	Is Cleanup Necessary?	Completion Date	Status
105 McDonough	<a href="#">Enter data</a>	\$0	\$0	No		Approved
825 Warner Street SW	<a href="#">Enter data</a>	\$0	\$0	Yes		Approved
BeltLine Westside Greenway Phase II	<a href="#">Enter data</a>	\$0	\$0			Approved
Former Pullman Yard	<a href="#">Enter data</a>	\$0	\$0	Yes		Approved
Former Simmons Plating Works	<a href="#">Enter data</a>	\$0	\$0	Yes		Approved
Gun Club Road Park	<a href="#">Enter data</a>	\$0	\$0			Approved
Memorial Drive Greenway	<a href="#">Enter data</a>	\$0	\$0	No		Approved

[Jump to top](#)

## Institutional and Engineering Controls

**Total acres ready for anticipated use:**  
1.84

**Properties ready for anticipated use:**  
3

**NOTE:**  
Properties marked with an asterisk in the Ready for Anticipated Use column are counted under another Cooperative Agreement/TBA. Their acre values are not included in the totals

Property Name	Are ICs Required?	IC In Place	Are ECs Required?	EC In Place	Ready for Anticipated Use?
105 McDonough	No	No	No	No	Yes, 0.2 acres
725 Lynhurst Dr	No		No		Yes, 1.01 acres
825 Warner Street SW	No	No	No		No
BeltLine Westside Greenway Phase II					No
Former Pullman Yard					No
Former Simmons Plating Works					No
Gun Club Road Park					No
Memorial Drive Greenway					Yes, 0.63 acres

[Jump to top](#)

## Redevelopment and Other Leveraged Accomplishments

**Redevelopment Jobs Leveraged:**  
16

**Leveraged Funding:** ⓘ  
\$154,537,500

**NOTE:**  
Funding marked for deletion not included in totals

Property Name	Actions	Leveraged Funding	Start Date	Completion Date	Acres of Greenspace Created	Status
105 McDonough	<a href="#">Enter data</a>	\$837,500	05/30/2018			Approved
725 Lynhurst Dr	<a href="#">Enter data</a>	\$200,000	04/22/2021		1.01	Approved
BeltLine Westside Greenway Phase II	<a href="#">Enter data</a>	\$12,000,000	06/01/2019			Approved
Former Pullman Yard	<a href="#">Enter data</a>	\$141,500,000	06/13/2017			Approved

## **Appendix B**

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### **Final ASAP Drawdown Confirmation**

## Payment Transaction Confirmation

Payment Request Sequence Number : 06-28-2021 34178021

Payment Request Type :	Individual
Payment Method :	ACH
Bank Relationship :	061000104*****5475
Requested Settlement Date :	06/28/2021
Requested Date and Time :	06/28/2021:10:44
Total Items :	1

**Recipient : CITY OF ATLANTA (1303833)**

**Federal Agency : RTPFC-Grants (68128933)**

**Cash On Hand : Total :\$8,188.43**

Seq # / Item #	Account ID	Account Status	Request Reference Number	Available Balance	Remittance Code	Remittance Amount	Amount Requested	Payment Request Status
00001/1	BF00D59517	Liquidated	17 ASSMNT 6_28	\$508.17				Queued to be sent to ACH
	BF00D59517- G400NY00	Liquidated					\$5,030.70	
	BF00D59517- G400OR00	Liquidated					\$3,157.73	

## **Appendix C**

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**EPA Form FFR SF425**

## **Appendix D**

**FEDERAL FINANCIAL REPORT**

(Follow form instructions)

1. Federal Agency and Organizational Element to Which Report is Submitted  <b>United States Environmental Protection Agency</b>		2. Federal Grant or Other Identifying Number Assigned by Federal Agency (To report multiple grants, use FFR Attachment)  <b>00D595170BF</b>			Page <b>1</b> of <b>1</b> pages		
3. Recipient Organization (Name and complete address including Zip code)  <div style="text-align: center;">             City of Atlanta              55 Trinity Avenue              Atlanta GA 30303           </div>							
4a. DUNS Number	4b. EIN	5. Recipient Account Number or Identifying Number (To report multiple grants, use FFR Attachment)		6. Report Type	7. Basis of Accounting		
	58-6000511	00D595170BF		Final	Accrual		
8. Project/Grant Period From: (Month, Day, Year)  <div style="text-align: center;">10/1/2017</div>		To: (Month, Day, Year)  <div style="text-align: center;">3/31/2021</div>		9. Reporting Period End Date (Month, Day, Year)  <div style="text-align: center;">3/31/2021</div>			
10. <b>Transactions</b> (Use lines a-c for single or multiple grant reporting)					<b>Cumulative</b>		
<b>Federal Cash (To report multiple grants, also use FFR Attachment):</b>							
a. Cash Receipts							
b. Cash Disbursements							
c. Cash on Hand (line a minus b)							
(Use lines d-o for single grant reporting)							
<b>Federal Expenditures and Unobligated Balance:</b>							
d. Total Federal funds authorized				\$300,000.00			
e. Federal share of expenditures				\$299,491.83			
f. Federal share of unliquidated obligations							
g. Total Federal share (sum of lines e and f)				\$299,491.83			
h. Unobligated balance of Federal funds (line d minus g)				\$508.17			
<b>Recipient Share:</b>							
i. Total recipient share required							
j. Recipient share of expenditures							
k. Remaining recipient share to be provided (line i minus j)							
<b>Program Income:</b>							
l. Total Federal program income earned							
m. Program income expended in accordance with the deduction alternative							
n. Program income expended in accordance with the addition alternative							
o. Unexpended program income (line l minus line m or line n)							
<b>11. Indirect Expense</b>	a. Type	b. Rate	c. Period From	Period To	d. Base	e. Amount Charged	f. Federal Share
					g. Totals:		
12. Remarks: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation:							
<b>13. Certification: By signing this report, I certify that it is true, complete, and accurate to the best of my knowledge. I am aware that any false, fictitious, or fraudulent information may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)</b>							
a. Typed or Printed Name and Title of Authorized Certifying Official  <b>Lavandier, Assistant Director, Office of Zoning and Development, Department of City P</b>					c. Telephone (Area code, number and extension)  <div style="text-align: right;">404-450-6442</div>		
b. Signature of Authorized Certifying Official  <div style="border: 1px solid black; padding: 5px; display: inline-block;">             DocuSigned by:  <b>Jessica Lavandier</b>              D94544FFEA13482...           </div>					d. Email address  <div style="text-align: right;">jlavandier@atlantaga.gov</div>		
e. Date Report Submitted (Month, Day, Year)  <div style="text-align: right;">6/29/2021</div>					14. Agency use only: <b>Federal Share Calculation</b> <span style="float: right;">100.00%</span>		
Standard Form 425 OMB Approval Number: 0348-0061 Expiration Date: 02/28/2015							

**Paperwork Burden Statement**

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is 0348-0061. Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0060), Washington, DC 20503.

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# **EPA Form 5700\_52A**



## ALERT

With the increase of the Simplified Acquisition Threshold from \$150,000 to \$250,000 as described in [RAIN-2018-G04](#) the reporting threshold on EPA Form 5700-52A is increased to \$250,000 even though the form states \$150,000.



Please scroll down to view and complete the form.

Due to process time of Paperwork Reduction Act procedures, EPA is not able to update the EPA Form 5700-52A immediately to reflect the increased threshold.

As always, please refer to your grant terms and conditions on any reporting requirements.

**If EPA grant recipients have questions about the reporting requirements for EPA Form 5700-52A, please work with your respective Grants Specialist or DBE Coordinator.**



Form



## U.S. ENVIRONMENTAL PROTECTION AGENCY MBE/WBE UTILIZATION UNDER FEDERAL GRANTS AND COOPERATIVE AGREEMENTS

<b>FOR COOPERATIVE AGREEMENTS OR OTHER FEDERAL FINANCIAL ASSISTANCE WHERE THE COMBINED TOTAL OF FUNDS BUDGETED FOR PROCURING SUPPLIES, EQUIPMENT, CONSTRUCTION OR SERVICES EXCEED \$150,000.</b> <b>PART 1: PLEASE REVIEW INSTRUCTIONS BEFORE COMPLETING</b>																							
<b>1A. FEDERAL FISCAL YEAR (Oct 1- Sep 30)</b> 20 <u>21</u>			<b>1B. REPORT TYPE</b> <input type="checkbox"/> Annual <input checked="" type="checkbox"/> Last Report (Project completed)																				
<b>1C: REVISION OF A PRIOR YEAR REPORT?</b> <input checked="" type="radio"/> No <input type="radio"/> Yes, Year _____ IF YES, BRIEFLY DESCRIBE THE REVISIONS YOU ARE MAKING:																							
<b>2A. EPA FINANCIAL ASSISTANCE OFFICE ADDRESS (ATTN: DBE COORDINATOR)</b> Annie Ashmeade ashmeade.annie@epa.gov			<b>3A. RECIPIENT NAME AND ADDRESS</b> City of Atlanta, 55 Trinity Ave. SW, Atlanta, GA 30303																				
<b>2B. EPA DBE COORDINATOR</b> Name: Derek Street Email: street.derek@epa.gov Phone: 404-562-8574 Fax:			<b>3B. RECIPIENT REPORTING CONTACT</b> Name: Jessica Lavandier Address: 55 Trinity Avenue SW, Atlanta GA 30303 Phone: 404-865-8522 Email: jlavandier@atlantaga.gov																				
<b>4A. FINANCIAL ASSISTANCE AGREEMENT ID NUMBER</b> (SRF State Recipients, refer to Instructions for Completion of blocks 4A, 5A and 5C) 00D595170BF			<b>4B. FEDERAL FINANCIAL ASSISTANCE PROGRAM TITLE OR CFDA NUMBER:</b> 66.818																				
<b>5A. TOTAL ASSISTANCE AGREEMENT AMOUNT</b> EPA Share: \$ <u>300,000.00</u> Recipient Share: \$ <u>0.00</u> <input type="checkbox"/> N/A (SRF Recipient)			<b>5B. If NO procurements and NO accomplishments were made this reporting period (by the recipients, sub-recipients, loan recipients, and prime contractors), CHECK and SKIP to Block No. 7.</b> (Procurements are all expenditures through contract, order, purchase, lease or barter of supplies, equipment, construction, or services needed to complete Federal assistance programs. Accomplishments, in this context, are procurements made with MBEs and/or WBEs.) <input type="checkbox"/>																				
<b>5C. Total Procurements This Reporting Period (Only include amount not reported in any prior reporting period)</b> Total Procurement Amount \$ <u>292,000.00</u> (Include total dollar values awarded by recipient, sub-recipients and SRF loan recipients, including MBE/WBE expenditures.)																							
<b>5D. Were sub-awards issued under this assistance agreement?</b> Yes <input type="radio"/> No <input checked="" type="radio"/> <b>Were contracts issued under this assistance agreement?</b> Yes <input checked="" type="radio"/> No <input type="radio"/>																							
<b>5E. MBE/WBE Accomplishments This Reporting Period</b> Actual MBE/WBE Procurement Accomplished (Include total dollar values awarded by recipient, sub-recipients, SRF loan recipients and Prime Contractors.) <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th></th> <th style="text-align: center;">Construction</th> <th style="text-align: center;">Equipment</th> <th style="text-align: center;">Services</th> <th style="text-align: center;">Supplies</th> <th style="text-align: center;">Total</th> </tr> </thead> <tbody> <tr> <td>\$MBE:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">0.00</td> </tr> <tr> <td>\$WBE:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">0.00</td> </tr> </tbody> </table>							Construction	Equipment	Services	Supplies	Total	\$MBE:	_____	_____	_____	_____	0.00	\$WBE:	_____	_____	_____	_____	0.00
	Construction	Equipment	Services	Supplies	Total																		
\$MBE:	_____	_____	_____	_____	0.00																		
\$WBE:	_____	_____	_____	_____	0.00																		
<b>6. COMMENTS: (If no MBE/WBE procurements, please summarize how certified MBEs/WBEs were notified of the opportunities to compete for the procurement dollars entered in Block 5C and why certified MBEs /WBEs were not awarded any procurements during this reporting period.)</b>																							
<b>7. NAME OF RECIPIENT'S AUTHORIZED REPRESENTATIVE</b> Jessica Lavandier			<b>TITLE</b> Assistant Director																				
<b>8. SIGNATURE OF RECIPIENT'S AUTHORIZED REPRESENTATIVE</b> DocuSigned by: Jessica Lavandier			<b>DATE</b> 6/29/2021																				

**PART II.****MBE/WBE PROCUREMENTS MADE DURING REPORTING PERIOD****EPA Financial Assistance Agreement Number:** 00D595170BF

1. Procurement Made By			2. Business Enterprise		3. \$ Value of Procurement	4. Date of Procurement MM/DD/YY	5. Type of Product or Service (Enter Code)	6. Name/Address/Phone Number of MBE/WBE Contractor or Vendor
Recipient	Sub-Recipient and/or SRF Loan Recipient	Prime	Minority	Women				
					\$0.00			
					\$0.00			
					\$ 0.00			
					\$ 0.00			
					\$ 0.00			
					\$ 0.00			
					\$ 0.00			

Type of Product or Service Codes: 1 = Construction 2 = Supplies 3 = Services 4 = Equipment

Note: Recipients are required to submit MBE/WBE reports to EPA beginning with the Federal fiscal year the recipients receive the award, continuing until the project is completed.

## Instructions:

### A. General Instructions:

MBE/WBE utilization is based on 40 CFR Part 33. The reporting requirement reflects the class deviation issued on November 8, 2013, clarified on January 9, 2014 and modified on December 2, 2014. EPA Form 5700-52A must be completed annually by recipients of financial assistance agreements where the combined total of funds budgeted for procuring supplies, equipment, construction or services exceeds \$150,000. This reporting requirement applies to all new and existing awards and voids all previous reporting requirements.

In determining whether the \$150,000 threshold is exceeded for a particular assistance agreement, the analysis must focus on funds budgeted for procurement under the supplies, equipment, construction, services or "other" categories, and include funds budgeted for procurement under sub-awards or loans

Reporting will also be required in cases where the details of the budgets of sub-awards/loans are not clear at the time of the grant awards and the combined total of the procurement and sub-awards and/or loans exceeds the \$150,000 threshold.

When reporting is required, all procurement actions are reportable, not just the portion which exceeds \$150,000.

If at the time of award the budgeted funds exceed \$150,000 but actual expenditures fall below, a report is still required.

If at the time of award, the combined total of funds budgeted for procurements in any category is less than or equal to \$150,000 and is maintained below the threshold, no DBE report is required to be submitted.

Recipients are required to report 30 days after the end of each federal year, per the terms and conditions of the financial assistance agreement.

Last reports are due October 30<sup>th</sup> or 90 days after the end of the project period, whichever comes first.

MBE/WBE program requirements, including reporting, are material terms and conditions of the financial assistance agreement.

### B. Definitions:

**Procurement** is the acquisition through contract, order, purchase, lease or barter of supplies, equipment, construction or services needed to accomplish Federal assistance programs.

A **contract** is a written agreement between an EPA recipient and another party (also considered "prime contracts") and any lower tier agreement (also considered "subcontracts") for equipment, services, supplies, or construction necessary to complete the project. This definition excludes written agreements with another public agency. This definition includes personal and professional services, agreements with consultants, and purchase orders.

A **minority business enterprise (MBE)** is a business concern that is (1) at least 51 percent owned by one or more minority individuals, or, in the case of a publicly owned business, at least 51 percent of the stock is owned by one or more minority



individuals; and (2) whose daily business operations are managed and directed by one or more of the minority owners. In order to qualify and participate as an MBE prime or subcontractor for EPA recipients under EPA's DBE Program, an entity must be properly certified as required by 40 CFR Part 33, Subpart B.

U.S. citizenship is required. Recipients shall presume that minority individuals include Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans, or other groups whose members are found to be disadvantaged by the Small Business Act or by the Secretary of Commerce under section 5 of Executive order 11625. The reporting contact at EPA can provide additional information.

A **woman business enterprise (WBE)** is a business concern that is, (1) at least 51 percent owned by one or more women, or, in the case of a publicly owned business, at least 51 percent of the stock is owned by one or more women and (2) whose daily business operations are managed and directed by one or more of the women owners. In order to qualify and participate as a WBE prime or subcontractor for EPA recipients under EPA's DBE Program, an entity must be properly certified as required by 40 CFR Part 33, Subpart B.

Business firms which are 51 percent owned by minorities or women, but are in fact not managed and operated by minorities or females do not qualify for meeting MBE/WBE procurement goals. U.S. Citizenship is required.

### **Good Faith Efforts**

A recipient is required to make the following good faith efforts whenever procuring construction, equipment, services, and supplies under an EPA financial assistance agreement. These good faith

efforts for utilizing MBEs and WBEs must be documented. Such documentation is subject to EPA review upon request:

1. Ensure DBEs are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. For Indian Tribal, State and Local and Government recipients, this will include placing DBEs on solicitation lists and soliciting them whenever they are potential sources.
2. Make information on forthcoming opportunities available to DBEs and arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by DBEs in the competitive process. This includes, whenever possible, posting solicitations for bids or proposals for a minimum of 30 calendar days before the bid or proposal closing date.
3. Consider in the contracting process whether firms competing for large contracts could subcontract with DBEs. For Indian Tribal, State and local Government recipients, this will include dividing total requirements when economically feasible into smaller tasks or quantities to permit maximum participation by DBEs in the competitive process.
4. Encourage contracting with a consortium of DBEs when a contract is too large for one of these firms to handle individually.
5. Use the services and assistance of the SBA and the Minority Business Development Agency of the Department of Commerce.
6. If the prime contractor awards subcontracts, require the prime contractor to take the steps in paragraphs (a) through (e) of this section.

### C. Instructions for Part I:

1A. Specify Federal fiscal year this report covers. The Federal fiscal year runs from October 1st through September 30th (**e.g. November 29, 2014 falls within Federal fiscal year 2015**)

1B. Specify report type. Check the annual reporting box. Also indicate if the project is completed.

1C. Indicate if this is a revision to a previous year and provide a brief description of the revision you are making.

2A-B. Please refer to your financial assistance agreement for the mailing address of the EPA financial assistance office for your agreement.

The "EPA DBE Reporting Contact" is the DBE Coordinator for the EPA Region from which your financial assistance agreement was originated. For a list of DBE Coordinators please refer to the EPA OSBP website at [http://epa.gov/osbp/dbe\\_cord](http://epa.gov/osbp/dbe_cord).

3A-B. Identify the agency, state authority, university or other organization which is the recipient of the Federal financial assistance and the person to contact concerning this report.

4A. Provide the Assistance Agreement number assigned by EPA. A separate report must be submitted for each Assistance Agreement.

**\*For SRF recipients:** In box 4a list numbers for ALL OPEN Assistance Agreements being reported on this form.

4B. Refer back to Assistance Agreement document for this information.

5A. Provide the total amount of the Assistance Agreement which includes Federal funds plus recipient matching funds and funds from other sources.

**\*For SRF recipients only:** SRF recipients will not enter an amount in 5a. SRF recipients should check the "N/A" box.

5B. Self-explanatory.

5C. Provide the total dollar amount of **ALL** procurements awarded this reporting period by the recipient, sub-recipients, and SRF loan recipients, **including** MBE/WBE expenditures, not just the portion which exceeds \$150,000. For example: Actual dollars for procurement from the procuring office; actual contracts let from the contracts office; actual goods, services, supplies, etc., from other sources including the central purchasing/ procurement centers).

**\*NOTE:** To prevent double counting on line 5C, if any amount on 5E is for a subcontract and the prime contract has already been included on Line 5C in a prior reporting period, then report the amount going to MBE or WBE subcontractor on line 5E, but exclude the amount from Line 5C. To include the amount on 5C again would result in double counting because the prime contract, which includes the subcontract, would have already been reported.

**\*For SRF recipients only:** In 5c please enter the total annual procurement amount under all of your SRF Assistance Agreements. The figure reported in this section is **not** directly tied to an individual Assistance Agreement identification number. (**SRF state recipients report state procurements in this section**)

5D. State whether or not sub-awards and/or subcontracts have been issued under the financial assistance agreements by indicating “yes” or “no”.

5E. Where requested, also provide the total dollar amount of all MBE/WBE procurement awarded during this reporting period by the recipient, sub-recipients, SRF loan recipients, and prime contractors in the categories of construction, equipment, services and supplies. These amounts include Federal funds plus recipient matching funds and funds from other sources.

6. If there were no MBE/WBE accomplishments this reporting period, please briefly how certified MBEs/WBEs were notified of the opportunities to compete for the procurement dollars entered in Block 5C and why certified MBEs /WBEs were not awarded any procurements during this reporting period.

7. Name and title of official administrator or designated reporting official.

8. Signature, month, day, and year report submitted.

#### **D. Instructions for Part II:**

For each MBE/WBE procurement made under this financial assistance agreements during the reporting period, provide the following information:

1. Check whether this procurement was made by the recipient, sub-recipient/SRF loan recipient, or the prime contractor.

2. Check either the MBE or WBE column. If a firm is both an MBE and WBE, the recipient may choose to count the entire procurement towards EITHER its MBE or WBE accomplishments. The recipient may also divide the total amount of the procurement (using any ratio it so chooses) and count those divided amounts toward its MBE and WBE accomplishments. If the recipient chooses to divide the procurement amount and count portions toward its MBE and WBE accomplishments, please state the appropriate amounts under the MBE and WBE columns on the form. **The combined MBE and WBE amounts for that MBE/WBE contractor must not exceed the “Value of the Procurement” reported in column #3**

3. Dollar value of procurement.

4. Date of procurement, shown as month, day, year. Date of procurement is defined as the date the contract or procurement was awarded, **not** the date the contractor received payment under the awarded contract or procurement, unless payment occurred on the date of award. **(Where direct purchasing is the procurement method, the date of procurement is the date the purchase was made)**

5. Using codes at the bottom of the form, identify type of product or service acquired through this procurement (e.g., enter 1 if construction, 2 if supplies, etc.).

6. Name, address, and telephone number of MBE/WBE firm.

**\*\*This data is requested to comply with provisions mandated by: statute or regulations (40 CFR Parts 30, 31, and 33 and/or 2 CFR Parts 200 and 1500); OMB Circulars; or added by EPA to ensure sound and effective assistance management. Accurate, complete data are required to obtain funding, while no pledge of confidentiality is provided.**

The public reporting and recording burden for this collection of information is estimated to average 1 hour per response annually. Burden means the total time, effort, or financial resources expended by persons to generate, maintain, retain, or disclosure or provide information to or for a Federal agency. This includes the time needed to review instructions; develop, acquire, install, and utilize technology and systems for the purposes of collecting, validating, and verifying information, processing and maintaining information, and disclosing and providing information; adjust the existing ways to comply with any previously applicable instructions and requirements; train personnel to be able to respond to a collection of information; search data sources; complete and review the collection of information; and transmit or otherwise disclose the information. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

Send comments on the Agency's need for this information, the accuracy of the provided burden estimates, and any suggested methods for minimizing respondent burden, including through the use of automated collection techniques to the Director, OPPE Regulatory Information Division, U.S. Environmental Protection Agency (2136), 1200 Pennsylvania Avenue, NW, Washington, D.C. 20460. Include the OMB Control number in any correspondence. Do not send the completed form to this address.